

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
JUL 6 9 58 AM '70
OLLIE FARNSWORTH
R. M. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, EARL T. BAUGHMAN

(hereinafter referred to as Mortgagor) is well and truly indebted unto RALPH C. HAMBY, AS EXECUTOR AND TRUSTEE OF JANIE M. EDWARDS ESTATE

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of FIFTEEN THOUSAND AND NO/100 Dollars (\$15,000.00) due and payable

at the rate of One Hundred Forty Three and 35/100 (\$143.35) per month on the first day of each month beginning August 1, 1970 until paid in full. Said payments shall be applied first to interest, balance to principal. Mortgagor may anticipate without penalty. with interest thereon from date at the rate of eight per centum per annum, to be paid: montly as aforesaid

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, containing approximately 25 acres, and being all of the property owned by the late Janie M. Edwards, lying on the northerly side of the center line of Jonesville Road. Said property is bounded on the North by a 16.05 acre tract conveyed by the said Janie M. Edwards to William F. Davis, et al, by deed recorded in Deed Book 869 at page 371; on the East by property of Troy P. Woods; on the South by Jonesville Road; and on the West by property of Arthur D. Fleming.

This is the identical property conveyed to the mortgagor by deed of Ralph C. Hamby, as Executor, et al to be recorded herewith and this mortgage secures a portion of the purchase price.

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

*Paid and satisfied in full this 15th day of Dec. 1970.
Ralph C. Hamby Executor & Trustee of Janie M. Edwards Estate*

*Witness Thomas J. McKinney
Edna M. McKinney*

SATISFIED AND CANCELLED OF RECORD

13 DAY OF Jan. 1971

Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 10:22 O'CLOCK A. M. NO. 16148